



WESTPORT™

Historic District Commission

Town Hall, 110 Myrtle Avenue
Westport, CT 06880
Westportct.gov
Telephone (203) 341-1184

WESTPORT HISTORIC DISTRICT COMMISSION TUESDAY, JUNE 8, 2021 7:00 PM AGENDA

Meeting ID: 847 2668 0336
Passcode: 108823
One tap mobile
+16468769923,,84726680336# US (New York)

The Westport Historic District Commission will hold a public meeting at **7:00 p.m. on Tuesday, June 8, 2021** for the following purposes:

1. To approve the minutes of the May 11, 2021 pre-application special public meeting.
2. To approve the minutes of the May 11, 2021 public meeting.
3. To approve the minutes of the May 26, 2021 special public meeting.
4. To take such action as the meeting may determine to approve an *Historic Design District Application* dated May 17, 2021 for installation of a generator, exhaust flue and air intake louver at **2 Post Road West** located in the National Hall National Historic District and National Hall Historic Design District.
5. To take such action as the meeting may determine to approve a *Certificate of Appropriateness* application dated May 24, 2021 for changing the existing screened-in porch to a 4 season porch at **73 Wright Street** which is located in the Kings Highway North Local Historic District and the Kings Highway North National Historic District.
6. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **6 Bradley Street** and require the full 180-day delay.
7. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **237 Greens Farms Road** and require the full 180-day delay.
8. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **16 Prospect Road** and require the full 180-day delay.
9. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **21 Manitou Road** and require the full 180-day delay.
10. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **36 Green Acre Lane** and require the full 180-day delay.
11. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **18 Bradley Street** and require the full 180-day delay.

12. To take such action as the meeting may determine to rescind adoption of the motion to oppose the issuance of the demolition permit at **53 Colony Road**, which motion was adopted at the May 11, 2021 meeting.
13. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **55 High Point Road** and require the full 180-day delay.
14. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **110 Old Road** and require the full 180-day delay.
15. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **5 Hermit Court** and require the full 180-day delay.
16. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **361 Wilton Road** and require the full 180-day delay.
17. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **4 Blue Chip Lane** and require the full 180-day delay.
18. Commission discussion of the Elmstead Barn and 20/26 Morningside Drive.
19. To hear the Chairman's update.
20. To adjourn the meeting.

Special Notice Regarding This Electronic Meeting:

Pursuant to the Governor's Executive Order No. 7B, there will be no physical location for this meeting. This meeting will be held electronically. Telephone participation details are above. Comments from the public will be received during the Public Hearing. A copy of the applications and Historic District Commission agenda for the hearing are available on-line at www.westportct.gov, on the Town Calendar web page under June 8, 2021. Due to the closing of Town Hall to the public during the COVID-19 emergency, the Notice and Agenda and application materials for the Historic District Commission hearing cannot be viewed at the Westport Town Clerk's Office or the Historic District Commission Office at this time.

If you would like to give your Public Hearing comments by participating by video in the meeting, please send an email by noon on June 8, 2021, to ddouglass@westportct.gov stating your name and address and the Public Hearing agenda item to which your comments will relate, and video meeting participation details will be emailed to you to enable you to participate by video in the Public Hearing.

Bill Harris, Chair
Historic District Commission
May 27, 2021

It is the policy of the Town of Westport that all Town-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in a meeting or event due to a disability as defined under the Americans with Disabilities Act, please contact Westport's ADA Coordinator at 203-341-1043 or eflug@westportct.gov at least three (3) business days prior to the scheduled meeting or event to request an accommodation.



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**WESTPORT HISTORIC DISTRICT COMMISSION
TUESDAY, MAY 11, 2021 6:30 PM
SPECIAL PRE-APPLICATION MEETING DRAFT MINUTES**

Members Present:

Grayson Braun, Vice Chair
Scott Springer, Clerk
Wendy Van Wie, Alternate

Staff Present:

Donna Douglass, HDC Coordinator

A special pre-application meeting of the Historic District Commission was held on **Tuesday, May 11, 2021 at 6:30 pm** to review potential plans at:

1. **2 Post Road West** located in the National Hall National Historic District and National Hall Historic Design District.

Commission members discussed potential modifications to the building at 2 Post Road West with Chris Howe, Gensler.

2. To adjourn the meeting.

Meeting adjourned at 6:42 PM

Grayson Braun, Vice Chair
Historic District Commission
May 12, 2021



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WESTPORT HISTORIC DISTRICT COMMISSION TUESDAY, MAY 11, 2021 7:00 PM DRAFT MINUTES

Members Present:

Grayson Braun, Vice Chair
Randy Henkels, Member
Scott Springer, Clerk
Wendy Van Wie, Alternate

Staff Present:

Donna Douglass, HDC Coordinator

The Westport Historic District Commission will hold a public meeting at 7:00 p.m. on **Tuesday, May 11, 2021** for the following purposes:

1. To approve the minutes of the April 13, 2021 public meeting.
MOTION (made by Braun): To approve the minutes of the April 13, 2021 public meeting.
SECOND: Henkels
SEATED: Braun, Henkels, Van Wie
VOTE: Unanimously approved.
2. To take such action as the meeting may determine to approve a *Certificate of Appropriateness* application dated April 23, 2021 for gutters on new garage at **69 Kings Highway North** which is located in the Kings Highway North Local Historic District and the Kings Highway North National Historic District.
MOTION (made by Van Wie): To approve a *Certificate of Appropriateness* application dated April 23, 2021 for gutters on new garage at 69 Kings Highway North which is located in the Kings Highway North Local Historic District and the Kings Highway North National Historic District.
SECOND: Henkels
SEATED: Braun, Henkels, Springer, Van Wie
VOTE: Unanimously approved.
3. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **53 Colony Road** and require the full 180-day delay.
MOTION (made by Braun): To uphold the 180-day delay and not allow issuance of the demolition permit for 53 Colony Road.
SECOND: Springer
SEATED: Braun, Henkels, Springer, Van Wie

VOTE: Unanimously approved. The remainder of the 180-day delay is UPHELD.

4. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **37 Bermuda Road** and require the full 180-day delay.
MOTION (made by Springer): To waive the 180-day delay and allow issuance of the demolition permit for 37 Bermuda Road.
SECOND: Henkels
SEATED: Braun, Henkels, Springer, Van Wie
VOTE: Unanimously approved. The remainder of the 180-day delay is WAIVED.
5. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **27 Narrow Rocks Road** and require the full 180-day delay.
MOTION (made by Springer): To uphold the 180-day delay and not allow issuance of the demolition permit for 27 Narrow Rocks Road.
SECOND: Van Wie
SEATED: Braun, Henkels, Springer, Van Wie
VOTE: Approved AYE: Braun, Springer, Van Wie NAY: Henkels . The remainder of the 180-day delay is UPHELD.
6. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **26 Maple Avenue North** and require the full 180-day delay.
MOTION (made by Springer): To waive the 180-day delay and allow issuance of the demolition permit for 26 Maple Avenue North.
SECOND: Henkels
SEATED: Braun, Henkels, Springer, Van Wie
VOTE: Unanimously approved. The remainder of the 180-day delay is WAIVED.
7. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **22 Compo Parkway** and require the full 180-day delay.
MOTION (made by Springer): To waive the 180-day delay and allow issuance of the demolition permit for 22 Compo Parkway.
SECOND: Henkels
SEATED: Braun, Henkels, Springer, Van Wie
VOTE: Unanimously approved. The remainder of the 180-day delay is WAIVED.
8. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **34 High Point Road** and require the full 180-day delay.
MOTION (made by Van Wie): To waive the 180-day delay and allow issuance of the demolition permit for 34 High Point Road.
SECOND: Henkels
SEATED: Braun, Henkels, Springer, Van Wie
VOTE: Unanimously approved. The remainder of the 180-day delay is WAIVED.
9. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **15 Beechwood Lane** and require the full 180-day delay.
MOTION (made by Van Wie): To waive the 180-day delay and allow issuance of the demolition permit for 15 Beechwood Lane.
SECOND: Henkels
SEATED: Braun, Henkels, Springer, Van Wie
VOTE: Unanimously approved. The remainder of the 180-day delay is WAIVED.
10. Discuss a possible text amendment #794 submitted by Gloria Gouvella to amend §32-18 to allow for the modification of existing historic residential structures for adaptive reuse as limited office space. For principal historic structures, or any portion thereof, containing an

existing office use approved by the Zoning Board of Appeals, the amendment provides for Special Permit and Site Plan approval for use as limited office space in accordance with §43 and §44.

MOTION (made by Van Wie): To approve a possible text amendment #794 submitted by Gloria Gouvela to amend §32-18 to allow for the modification of existing historic residential structures for adaptive reuse as limited office space. For principal historic structures, or any portion thereof, containing an existing office use approved by the Zoning Board of Appeals, the amendment provides for Special Permit and Site Plan approval for use as limited office space in accordance with §43 and §44.

SECOND: Henkels

SEATED: Braun, Henkels, Springer, Van Wie

VOTE: Unanimously approved.

11. To hear the Chairman's update.

No action taken.

12. To adjourn the meeting.

MOTION (made by Braun): To adjourn the meeting.

Meeting adjourned at 8:55 PM

Grayson Braun, Vice Chair
Historic District Commission
May 12, 2021



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WESTPORT HISTORIC DISTRICT COMMISSION WEDNESDAY, MAY 26, 2021 6:30 PM DRAFT MINUTES

Members Present:

Grayson Braun, Vice Chair
Randy Henkels, Clerk
Marilyn Harding, Member
Wendy Van Wie, Alternate

Staff Present:

Donna Douglass, HDC Coordinator

The Westport Historic District Commission held a special public meeting at 6:30 p.m. on **Wednesday, May 26, 2021** for the following purposes:

1. To take such action as the meeting may determine to approve a *Certificate of Appropriateness* application dated May 11, 2021 for improvements on existing shed at **4 Violet Lane** which is located in the Violet Lane Local Historic District and the Westport Center National Historic District.
MOTION (made by Van Wie): To approve a *Certificate of Appropriateness* application dated May 11, 2021 for improvements on existing shed at 4 Violet Lane which is located in the Violet Lane Local Historic District and the Westport Center National Historic District.
SECOND: Henkels
SEATED: Braun, Henkels, Van Wie
VOTE: Unanimously approved.
2. To adjourn the meeting.
MOTION (made by Braun): To adjourn the meeting.

Meeting adjourned at 6:47 PM

Grayson Braun, Vice Chair
Historic District Commission
May 27, 2021

Properties located in the **Historic Design District** are subject to review by the Historic District Commission. The purpose of the review is to preserve the visual character and appearance of historic buildings. Projects requiring HDC review include exterior alterations to existing commercial buildings and sites, changes to signage and rooftop mechanical units.

APPLICATION for REVIEW and COMMENT
For Properties Located in the
Historic Design District (HDD)

Submission Date: _____

1. Address of Property: _____

2. Owner of Record: _____ Daytime Tel #: _____
E-mail: _____

3. Owner's Address: _____

4. Agent's Name *(if different)*: _____

5. Agent's Address: _____ Daytime Tel #: _____
E-mail: _____

6. Description of Project: _____

7. Signature of Property Owner(s): _____ Date: _____

If someone other than the property owner is submitting the application, a signed letter of authorization from the property owner giving the applicant permission to act on his behalf is required with application.

8. **Historic District Commission Recommendation:**

Chair's signature: _____ Date: _____

WNH 2-8 PR LLC

c/o Hartt Realty Advisors, LLC
402 Pequot Avenue, #741
Southport, CT 06890

April 28, 2021

Via Email: andrew.slosberg@cbre.com

Andrew Slosberg
Associate Project Manager
CBRE Project Management
201 Tresser Boulevard
Stamford, CT 06901-3433

RE: Letter of Authorization
2-8 Post Road West, Westport, CT

Andrew:

WNH 2-8 PR LLC ("WNH") is the owner of 2-8 Post Road, Westport, CT (the "Property"). Reference is made to the lease agreement between WNH and AIG Employee Services, Inc. ("AIG") dated January 21, 2021 (the "Lease") regarding the premises which incorporates substantially all of the Property. In connection with the Lease, WNH acknowledges CBRE as AIG's agent and gives AIG and CBRE, or any consultants engaged by either AIG or CBRE approval to apply for and obtain all necessary approvals required from any board, commission or other applicable municipal authority required for AIG's intended use within the Property. If there are any questions regarding this letter of authorization, representatives of any board, commission or other applicable municipal authority may contact me directly at 203.984.8961.

Sincerely,

WNH 2-8 PR LLC

By: Hartt Realty Advisors, LLC, it's duly authorized agent

By: 

Robert W. Hartt
Managing Member

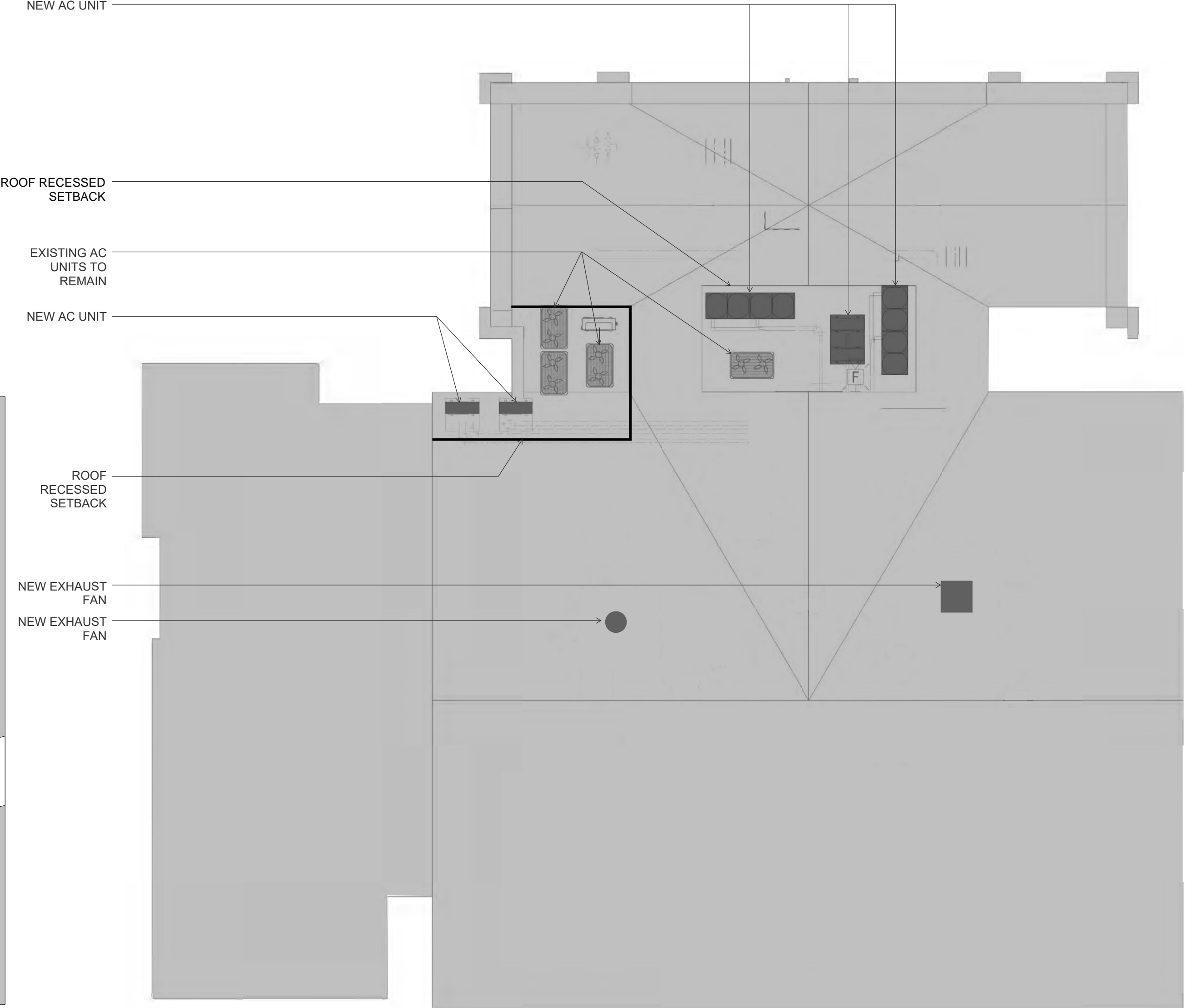
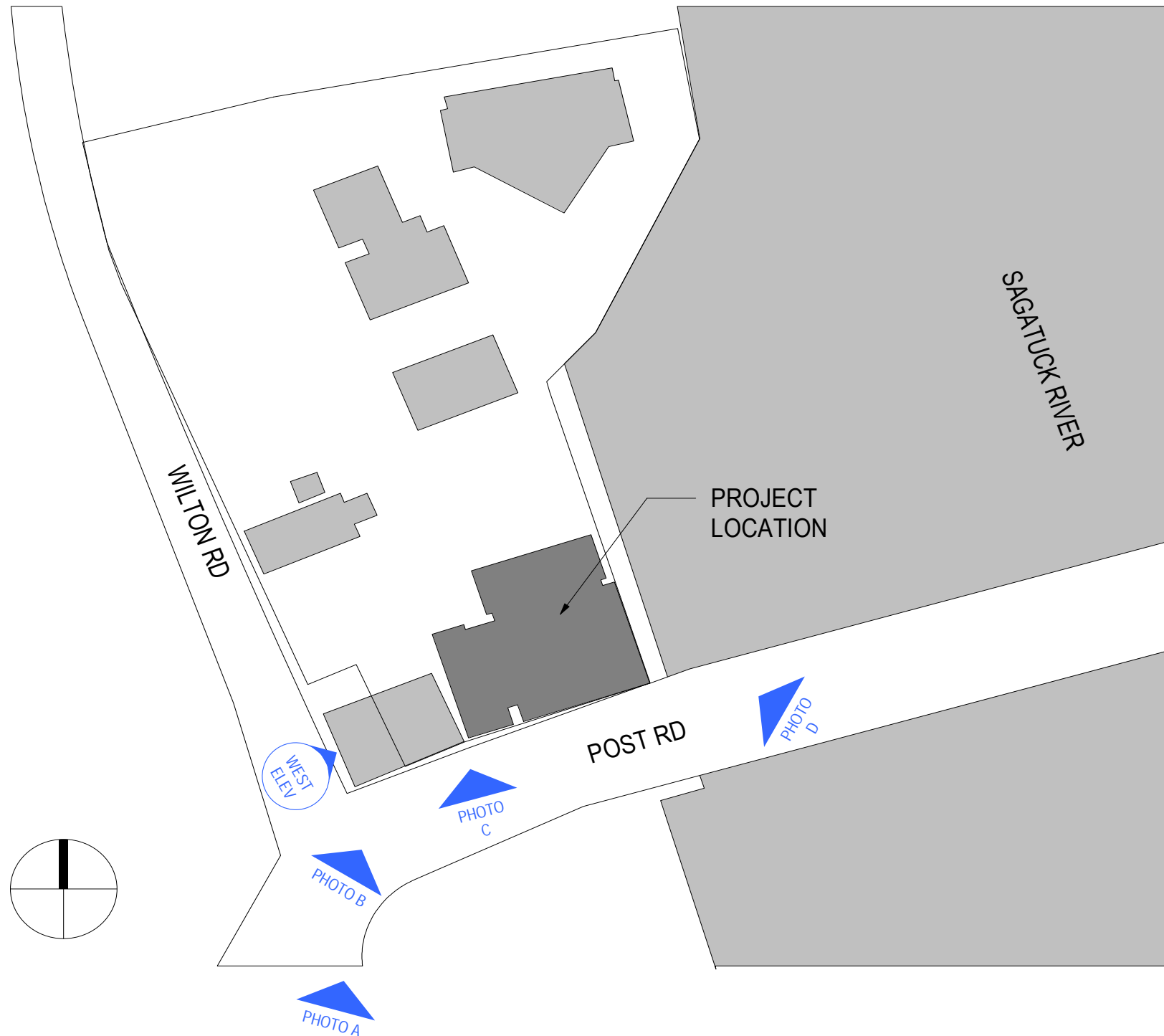
SITE & ROOF PLAN

PROJECT DESCRIPTION

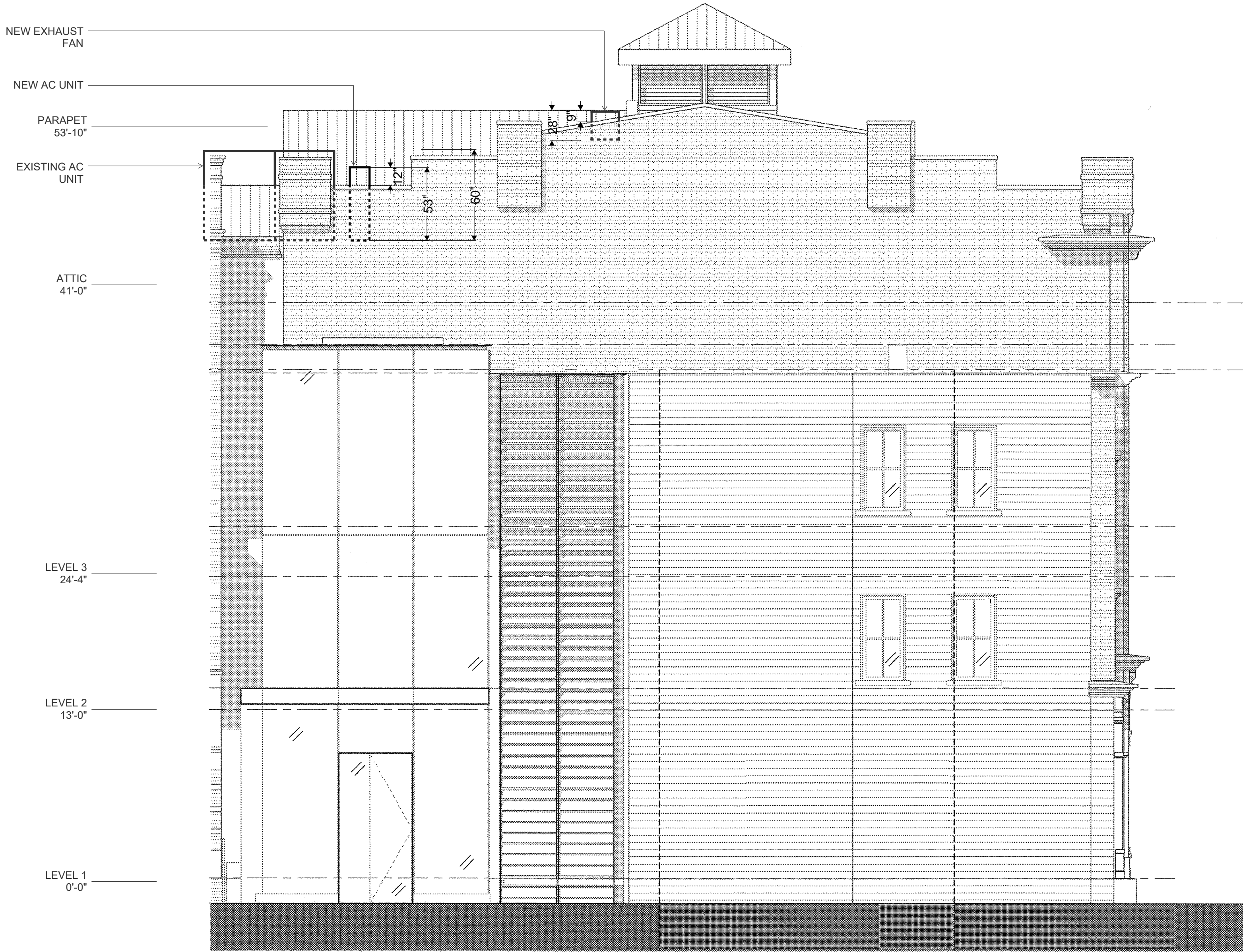
AIG, a leading global insurance and financial services organization, is excited to be occupying (2) floors at the historic National Hall (2-8 Post Road West) in Westport, CT. This will be a state of the art remote office and conference center for their Executive Leadership team.

Due to the sensitive nature of the high profile work that will be done here, a generator will be required to provide 24-hour back up power. The generator is being proposed to be located inside the ground floor of the building. The generator itself requires an air exhaust flue and air intake louver in order to function. The air exhaust flue will run in an interior shaft with a fan mounted to the angled roof. The air intake louver will be installed in an existing enclosed exterior trash area on the north side of the building facing the parking lot.

The Executive Leadership's ultimate goal will be to proudly call National Hall their new home away from home in the uniquely historic site.



WEST ELEVATION



PHOTOGRAPHS



PHOTO A



PHOTO C



PHOTO B



PHOTO D

United States Department of the Interior
National Park Service

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National Register of Historic Places Inventory—Nomination Form

received AUG 16 1984
date entered SEP 13 1984

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic N/A

and or common National Hall Historic District

2. Location

Riverside Ave. Wilton and Fort St.

street & number See Inventory, item #7

N/A not for publication

city, town Westport

N/A vicinity of

state Connecticut

code 09

county Fairfield

code 001

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input checked="" type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple Ownership - See Inventory item #7

street & number N/A

city, town N/A

N/A vicinity of

state N/A

5. Location of Legal Description

courthouse, registry of deeds, etc. Westport Town Clerk's Office

street & number 110 Myrtle Avenue

city, town Westport

state Connecticut

6. Representation in Existing Surveys

title State Register of Historic Places has this property been determined eligible? yes no

date 1984 federal state county local

depository for survey records Connecticut Historical Commission, 59 S. Prospect Street

city, town Hartford

state Connecticut

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date after 1879

Describe the present and original (if known) physical appearance

The National Hall Historic District lies on the west bank of the Saugatuck River in Westport, Connecticut. A mixed commercial/residential district, it lies at the bottom of a hill which flattens into a narrow plain along the west bank of the Saugatuck River. The district is a small one, consisting of eleven buildings clustered at or near the crossroads of the historic Post Road, a route established for mail distribution in the eighteenth century, and Wilton Road and Riverside Avenue, both of which run parallel to the west bank of the Saugatuck north and south of the intersection with the Post Road.

The district extends along the Post Road from the Saugatuck River Bridge west to Wright Street half-way up the hill overlooking the river (Photograph #1). On the north end of the district the boundaries extend a short distance north of the Post Road up Wilton Road to include the former Vigilant Fire Station (Photograph #7). The south end of the district includes several buildings along Riverside Avenue. The range of architectural styles represented in the district includes Federal, Greek Revival, Italianate and Colonial Revival. Most of the buildings are commercial in nature, although there are also some house/shop combinations and two single-family houses. The former Vigilant Fire Station is the sole public building in the district. Most of the buildings in the district are of brick, but nearly half are of frame construction. The district is low-rise in character, in contrast to the recent construction on the hill west of the district. The tallest building in the district is the three-and-a-half-story Italianate former First National Bank of Westport/National Hall Building at #2 Post Road West near the Saugatuck River Bridge. The hose-drying tower of the Colonial Revival Vigilant Fire Station rises five stories on the river side of Wilton Road. The remaining buildings in the district are two or two-and-a-half stories tall.

Visually the core of the district is centered around the intersection of the Post Road, Wilton Road and Riverside Avenue. The Post Road serves as the main route. Nearly all the buildings in the district are visible from this intersection (Photograph #1).

The north side of the block of the Post Road between the bridge and the Wilton Road/Riverside Avenue intersection has survived remarkably intact (Photograph #2, a documentary view taken c.1900). This block includes buildings from two of Westport's periods of growth; the two small gable-front frame early nineteenth-century commercial/residential buildings at #14 and #18 date from the period that the west bank became a shipping and commercial center, while the former First National Bank of Westport/National Hall and #8 Post Road date from the late nineteenth century period of post-Civil War prosperity, (Photograph #3). The brick facades and bold Victorian ornament contrasts with the simple gable-roofed frame Federal-style structures. The south side of the block is completely taken up by #5-23 Post Road, (Photographs #1, 3 & 4), a large two-story brick early twentieth-century commercial building. This structure wraps around the corner and extends an equal distance along the east side of Riverside Avenue. Its facade is divided by banded brick pilasters into sections three bays wide. Each section comprises the width of one storefront. This treatment gives the building a faceted shape as it turns the corner (Photograph #4), enhancing the

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National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

National Hall Historic District

Continuation sheet

Westport, CT

Item number

7

Page

1

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interest of a facade which otherwise tends toward blandness. The sheer size of the building helps to balance the taller and more massive First National Bank of Westport/National Hall Building on the opposite site of the street.

West of the intersection of Wilton Road/Riverside Avenue are two houses oriented toward the Post Road. Both are on the south side of the street and both date from the first half of the nineteenth century. The Daniel Platt House, at #25 Post Road (Photographs #1 and #4), dates c.1843 and was altered c.1870. The house's exterior appearance is mainly a product of the c.1870 remodelling, and it closely resembles the common three-bay gable-front Italianate house that was popular in the third quarter of the nineteenth century. The Davis Taylor House (Photographs #1 and #6) is a Federal/Greek Revival transitional frame house. Unlike the Platt House, its roof ridge lies parallel to the street and elliptical fanlights with keystones are set in the gable ends. The fenestration and window surrounds appear to be original, but the sash and main entry have been altered.

Two properties on Wilton Road are included in the district. #1-3 Wilton Road, a small Federal house/shop combination is located on the west side of the intersection and mirrors the style of the Federal-style properties at #14 and #18 Post Road. On the south end of the building is a one-story nineteenth-century wing which houses a store. On the east side of Wilton Road behind #14 and #18 Post Road is the handsome brick Colonial Revival Vigilant Fire Station built in 1931 (Photograph #7). A five-story hose tower at the rear of the building commands a view of the Saugatuck River. The two-story station stands with its gable end fronting on Wilton Road and a modern garage bay gives access to the truck storage facilities on the first floor. Although the main block is austere in its design, unusual brick corbelling enhances the square hose tower.

In addition to the large brick commercial building at #5-23 Post Road one other contributing building in the district fronts on Riverside Avenue. Located on the east side of the street adjacent to #5-23 Post Road, #11 Riverside Avenue is a modest two-story brick turn-of-the century commercial building. The corbelled brick frieze is the sole ornament of the pleasant commercial building. Joining #5-23 and #11 Riverside Avenue is an infill building of mid-twentieth century date. This tiny one-story commercial structure with its stone facade is the only structure which does not contribute to the district.

The original appearance of the district is somewhat difficult to determine, although several old photographic views, a woodcut and the early maps help to create a sense of the bustling commercial hub. A woodcut of Westport's west bank c.1835 shows a low-rise, but densely built commercial section oriented toward the riverbank and its shipping. ¹

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Inventory—Nomination Form**

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National Hall Historic District
Westport, CT

Continuation sheet

Item number

7

Page 2

Turn-of-the-century photographs² show, with the exception of the early twentieth-century structures, that the district has changed very little. Early nineteenth-century frame commercial/residential buildings similar to those on the north side of the Post Road lined the south side of the Post Road between the river and Riverside Avenue. These were replaced c. 1925 by the present brick commercial structure. On the west side of Wilton Road, outside the proposed district, was located the wooden firehouse of the Vigilant Hose Company. The east side of the street was not densely built, and only a few frame storage buildings (now demolished) were located in the rear of National Hall. Farther north, outside the proposed district, was a compact cluster of frame buildings (also demolished), several of which were oriented towards the river. South of the Post Road, outside the proposed district, was the former starch factory complex. On the hills above the district were scattered houses. The nine contributing buildings which form the core of the proposed district have changed little since c. 1931, when the last building in the district was constructed.

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National Register of Historic Places
Inventory—Nomination Form

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Continuation sheet National Hall Historic District
Westport, CT Item number 7

Page 3

C = contributing
N = noncontributing

NATIONAL HALL HISTORIC DISTRICT BUILDING INVENTORY

POST ROAD WEST

C #2 Former First National Bank of Westport/National Hall (Fairfield Furniture Co.), 1873. 3-story brick Italianate commercial block with 3 small one-and 2-story wings attached to the rear. 7 bays wide by 4 bays deep (Photographs 1, 3 & 8).

C #5-23 c.1925. Two-story brick commercial block fronting on both Riverside Avenue and Post Road West. Curved facade divided into sections 3 bays wide punctuated by quoined brick pilasters with classically inspired cast-stone capitals. Each 3-bay wide section houses a storefront. 7 storefronts (Photographs 1, 3 & 4).

C #8 c.1880. 3-story frame Italianate commercial building with brick facade. 3 bays wide with a bracketed wooden cornice. Facade has been altered (Photographs 1 & 2).

C #14 c.1830. 2 1/2-story frame Federal Greek Revival transitional commercial building. 4 bays wide, gable roof, gable end faces the street. Fanlight window with keystone in gable end. Lower facade altered (Photographs 1 & 2). Moved back from the Post Road in the early twentieth century.

C #18 c.1820. 2 1/2-story frame Federal commercial building. 2 bays wide by 5 bays deep. Gable roof with gable end facing the street. Small rectangular window in gable peak. Lower facade altered (Photographs 1 & 2). Moved back from the Post Road in the early twentieth century.

C #25 Daniel Platt House c.1843. 2 1/2-story frame Greek Revival house. 3 bays wide by 2 bays deep. Gable roof; gable end faces street. Italianate details added c.1870 (Photographs 1 & 4).

C #35 Davis Taylor House c.1820. 2 1/2-story Federal/Greek Revival transitional frame house. Gable roof; gable ends perpendicular to street. 3 bays wide by 2 bays deep. Fanlight windows in gable ends (Photographs 1 & 6).

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National Register of Historic Places
Inventory—Nomination Form

National Hall Historic District

Continuation sheet

Westport, CT

Item number

10

Page

2

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VERBAL BOUNDARY DESCRIPTION

EASTERN BOUNDARY: Beginning at the northeastern corner of #10 Wilton Road and running south along the rear property line of #10 Wilton Road cornering and running west along the southern boundary of #10 Wilton to the eastern property line of #2 Post Road West, cornering and running south with the eastern boundary of #5-23 Post Road West to the eastern property line of #11 Riverside Avenue, continuing south with the eastern property line of #11 Riverside Avenue to the southern property line of #11 Riverside Avenue.

SOUTHERN BOUNDARY: Beginning at the southeastern corner of #11 Riverside Avenue, running west with the southern property line of #11 Riverside Avenue to the east side of Riverside Avenue, cornering and running north with Riverside Avenue to a point opposite the southeastern corner of #25 Post Road West, cornering and crossing Riverside Avenue to the southeastern corner of #25 Post Road West, running southwest with the rear property line of #25 Post Road West to the northern property line of #35 Post Road West, cornering and running southeast with the northern property line of #35 Post Road West, to the southern property line of #35 Post Road West, cornering and running northwest with the southern property line of #35 Post Road West to the east side of Post Road West.

WESTERN BOUNDARY: Beginning at the southwest corner of #35 Post Road West, running northeast with the line of Post Road West to a point opposite the southeast corner of #1-3 Wilton Road, crossing Post Road West to the southeast corner of #1-3 Wilton Road, running northwest with the southern property line of #1-3 Wilton Road to the western property line of #1-3 Wilton Road, cornering and running north with the western property line of #1-3 Wilton Road to the northern property line of #1-3 Wilton Road, cornering and running east with the northern property line of #1-3 Wilton Road to the west side of Wilton Road, crossing Wilton Road cornering and running north with the western property line of #18 Post Road West to the southwest corner of #10 Wilton Road, continuing north with the western line of #10 Wilton Road to the northern property line of #10 Wilton Road.

NORTHERN BOUNDARY: Beginning at the northwest corner of #10 Wilton Road running east to the northeast corner of #10 Wilton Road and the Saugatuck River, the point of beginning.

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received
date entered

National Hall Historic District
Continuation sheet Westport, CT Item number 10 Page 3

BOUNDARY JUSTIFICATION

The National Hall Historic District is limited to the surviving commercial/residential core at the intersection of the Post Road, Riverside Avenue and Wilton Road. The eastern boundary of the district is formed by the Saugatuck River. The southern boundary excludes Post-World War II commercial buildings along Riverside Avenue, while the western boundary divides the district from the recently constructed office complex on the hill overlooking the district and other new commercial buildings on the west side of Wilton Road. The northern boundary likewise excludes new commercial buildings on the east side of Wilton Road from the district.

For Office Use Only:
Date of Filing: _____
Date of Public Hearing: _____
65 Day Period Ends: _____
Type of Work: _____

Westport Historic District Commission Application for Certificate of Appropriateness

Application is hereby made for the issuance of a Certificate of Appropriateness under the Historic District Ordinance of Westport, Connecticut, enacted pursuant to the enabling authority contained in Chapter 97A, Section 7-147d and 147s, as amended, of the General Statutes of Connecticut.

SECTION 1 (To be completed by the Applicant):

Address of proposed work: 73 Wright St.

Owner: Kim + Neil Phillips Phone: 203-722-3234 Email Address: npp567@optonline.net

Agent/Contractor: Harmony Design-Build Contractor Address: 250 Wilton Rd. Westport Phone: _____ Email: hdbcllc@gmail.com

Anticipated date of completion of construction: July 31, 2021

[Signature] Owner's Signature – Application must be signed Date: MAY 24, 2021

SECTION 2 (To be completed by the Zoning Enforcement Officer)

- Appears to comply with regulations
- Appears not to comply with regulations
- More information needed

Signature of Zoning Enforcement Officer indicating preliminary review of compliance with zoning regulations.

When the application form is completed and all application materials compiled, return completed application with application materials to:

Historic District Commission Coordinator
Town Hall, 110 Myrtle Avenue, Room 108, Monday through Friday from 8:30 a.m. to 4:30 p.m.

SECTION 3 (To be completed by the Historic District Commission)

Date of Public Hearing: _____

- Preliminary Certificate of Appropriateness granted

List any conditions or modifications: _____

- Certificate of Appropriateness denied

List reasons for denial: _____

Signature/Chair, WHDC Date
Approval

Signature/Chair, WHDC Date
Final Inspection

After approval has been obtained from the Historic District Commission, work cannot commence until proper zoning and building permits have been obtained from the Planning and Zoning and Building Departments.

Neil Phillips

To: Neil Phillips
Subject: FW: Narrative of project

-----Original Message-----

From: Harmony <hdbcllc@gmail.com>

Sent: Wednesday, May 12, 2021 9:49 PM

To: Neil Phillips <npp@lmpaw.net>; Kim Evans Phillips <wurbelle@gmail.com>

Subject: Narrative of project

We are changing the existing screened-in porch to a 4 season porch.

Demolition of existing. Screens, door, ceilings. (Interior wok)

Framing section between post with 2x6 lumber to make room for new windows (total of 6) and (1 sliding door)

Install new windows to match existing windows around house (6 over 6 panes) and door

Install outlets by code

Install 4 lights

Insulate walls with R-21 spray foam insulation

Drywall inside. Walls and Ceilings

Compound, Tape and Sand

Bring heating from inside

Install rubberize subfloor.

Install Vinyl planks floor

Install siding and trims to match the existent around the house

Paint in and outside the porch.

This is the scope of the project. please let me know if that is enough.

Please let me know of anything else you need from me. Happy to help

Thank

Fernando
Harmony DBC
203 667 2343

EXISTING
CONDITIONS

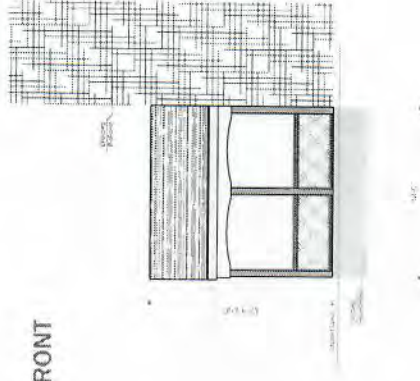
SCALE

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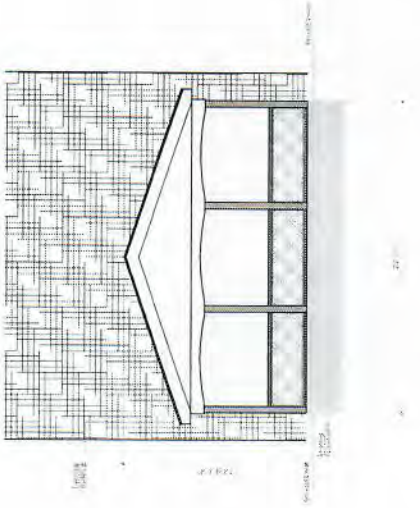
Property of
Kim & Neil Phillips
73 Wright Street
Westport, CT

REVISIONS:
APRIL 26, 2021

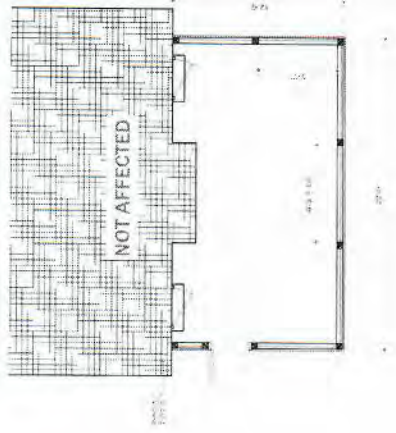
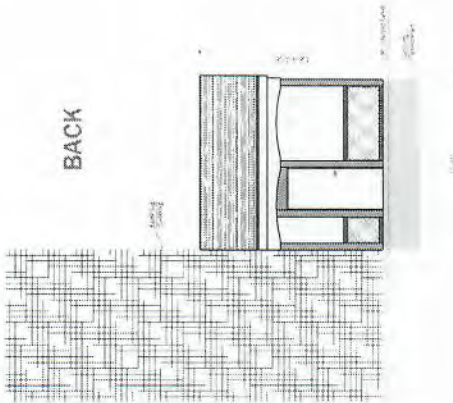
FRONT



SIDE



BACK



FLOOR PLAN

PROPOSED
CONDITIONS

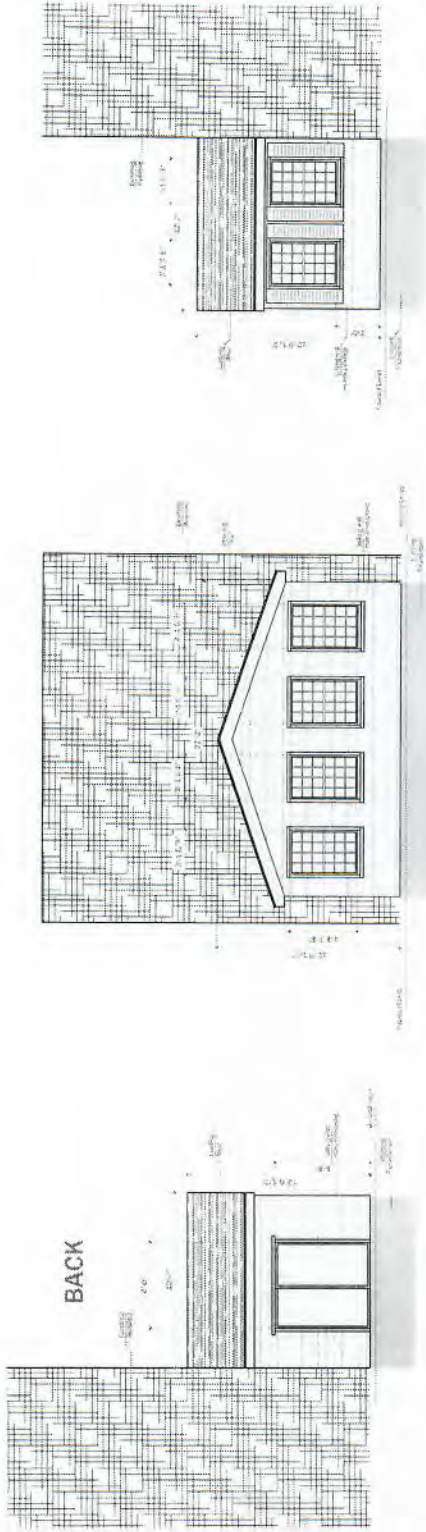
SCALE

$\frac{1}{4}'' = 1'$

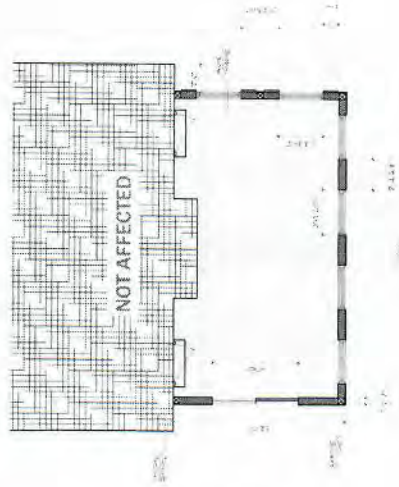
Property of
Kim & Neil Phillips
73 Wright Street
Westport, CT

REVISIONS:
APRIL 26, 2021
APRIL 29, 2021

SIDE



FLOOR PLAN



PROPOSED
FRAMING DETAIL

SCALE

$\frac{1}{4}'' = 1'$

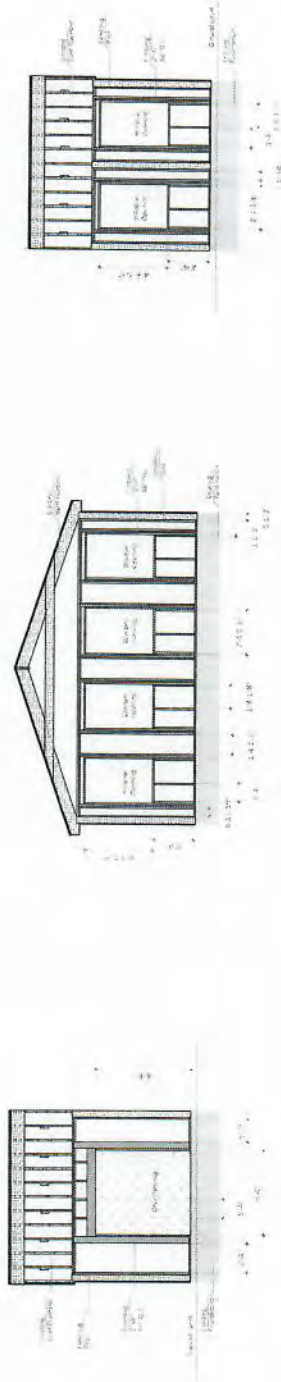
SIDE

FRONT

BACK

Property of
Kim & Neil Phillips
73 Wright Street
Westport, CT

REVISIONS:
APRIL 26, 2021



Neil Phillips

From: Neil Phillips <npp567@optonline.net>
Sent: Monday, May 24, 2021 1:43 PM
To: Neil Phillips



Neil

** propane tank will be moved away from structure.*



HISTORIC RESOURCES INVENTORY - BUILDING AND STRUCTURES

Please send completed form to: Stacey Vairo, National Register and State Register Coordinator,
Connecticut Commission on Culture & Tourism, One Constitution Plaza, 2nd Floor, Hartford, CT 06103

* Note: Please attach any additional or expanded information on a separate sheet.

GENERAL INFORMATION

Building Name (Common) _____
 Building Name (Historic) _____
 Street Address or Location 73 Wright Street
 Town/City Westport Village _____ County Fairfield
 Owner(s) Neil P. and Kimberly B. Phillips Public Private

PROPERTY INFORMATION

Present Use: Residential
 Historic Use: Residential
 Accessibility to public: Exterior visible from public road? Yes No
 Interior accessible? Yes No If yes, explain _____
 Style of building Vernacular ranch Date of Construction ca. 1960

Material(s) (Indicate use or location when appropriate):

- | | | | | |
|--|---|---|---------------------------------------|--|
| <input type="checkbox"/> Clapboard | <input type="checkbox"/> Asbestos Siding | <input type="checkbox"/> Brick | <input type="checkbox"/> Wood Shingle | <input type="checkbox"/> Asphalt Siding |
| <input type="checkbox"/> Fieldstone | <input type="checkbox"/> Board & Batten | <input type="checkbox"/> Stucco | <input type="checkbox"/> Cobblestone | <input type="checkbox"/> Aluminum Siding |
| <input checked="" type="checkbox"/> Concrete (Type <u>Slab</u>) | <input type="checkbox"/> Cut Stone (Type _____) | <input checked="" type="checkbox"/> Other <u>Vinyl siding</u> | | |

Structural System

- Wood Frame Post & Beam Balloon Load bearing masonry Structural iron or steel
 Other _____

Roof (Type)

- Gable Flat Mansard Monitor Sawtooth
 Gambrel Shed Hip Round Other _____

(Material)

- Wood Shingle Roll Asphalt Tin Slate Asphalt Shingle
 Built up Tile Other _____

Number of Stories: 1 Approximate Dimensions _____

Structural Condition: Excellent Good Fair Deteriorated

Exterior Condition: Excellent Good Fair Deteriorated

Location Integrity: On original site Moved When? _____

Alterations? Yes No If yes, explain: _____

FOR OFFICE USE: Town # _____ Site # _____ UTM _____

District: S NR If NR, Specify: Actual Potential

PROPERTY INFORMATION (CONT'D)

Related outbuildings or landscape features:

- Barn Shed Garage Carriage House Shop Garden
- Other landscape features or buildings: _____

Surrounding Environment:

- Open land Woodland Residential Commercial Industrial Rural
- High building density Scattered buildings visible from site

• Interrelationship of building and surroundings:

See continuation sheet.

• Other notable features of building or site (*Interior and/or Exterior*)

See continuation sheet.

Architect _____ Builder _____

• Historical or Architectural importance:

See continuation sheet.

• Sources:

See continuation sheet.

Photographer PAL _____ Date _____

View _____ Negative on File _____

Name _____ Date 10/4/2011

Organization PAL _____

Address 210 Lonsdale Avenue, Pawtucket, RI 02860

• Subsequent field evaluations:

Threats to the building or site:

- None known Highways Vandalism Developers Renewal Private
- Deterioration Zoning Other _____ Explanation _____

STATE OF CONNECTICUT

**COMMISSION ON CULTURE & TOURISM
STATE HISTORIC PRESERVATION OFFICE**

One Constitution Plaza, Second Floor, Hartford, CT 06103

HISTORIC RESOURCE INVENTORY FORM

For Buildings and Structures

FOR OFFICE USE ONLY

TOWN NO.: SITE NO.:

UTM: 18/____/____/____/____/____

QUAD:

DISTRICT:

NR: Actual
 Potential

CONTINUATION SHEET

Item Number: _____ Date: October 2011

PAL, Pawtucket, RI 02860

73 Wright Street, Westport, CT

Interrelationship of building and surroundings:

The house occupies a level lot on the south side of Wright Street, at the corner of Wright Street and Kings Highway North. Planted beds border the house's foundations. Grassy lawns surround the house, and tall trees border the south and east edges of the property. A paved driveway leads to a parking area and attached garage on the north end of the house.

Other notable features of building or site (*Interior and/or Exterior*):

The building is a one-story, four-bay-by-two-bay, mid-to-late twentieth-century Ranch. The asphalt shingle-clad, side-gable roof has a brick chimney on the east slope. The walls are clad in wood shingle and rest on a concrete foundation. A gable-roof addition in the center of the east elevation was constructed in 1993, including a screened porch and new entrance in the northeast corner. The two-bay, gable roof garage is attached to the north elevation of the main block and projects out from the plane of the west (facade) elevation. The east slope of the garage extends south over the primary entrance, which consists of a modern panel door flanked by four-light side-lights. Windows primary consist of pairs of six-over-six, double-hung sash in varying sizes. A 24-light fixed sash window is flanked by six-over-six, double-hung windows below the deep overhang north of the entrance. Despite the large addition on the east elevation the original plan of the building is visible. There do not appear to be any other alterations.

Historical or Architectural importance:

The house was constructed ca. 1960 and by the late 1990s it was owned by Thomas J. Beadle. Due to a lack of documentation, ownership between 1960 and the 1990s is unknown. In 1999 the property sold, most-likely by Beadle although not confirmed, to Robyn M. Levy and James M. Weisz. Levy and Weisz lived there until 2009 when they sold the house to current owners Neil P. and Kimberly B. Phillips.

Source:

Cunningham, Jan. Kings Highway North HD NR. Hartford: CT Historical Commission, 1997; Westport Directory (W.D.). Loveland, CO: US West Marketing Resources, 1991; W.D. Chicago, IL: Johnson Publishing Co., 1985; W.D. New Haven: The Price & Lee Co., 1923-1974; Westport Assessor's Online Database, 2011; Westport Building Permit No. 52358.

STATE OF CONNECTICUT

CONNECTICUT HISTORICAL COMMISSION
59 South Prospect Street, Hartford, CT 06106

HISTORIC RESOURCES INVENTORY FORM
For Buildings and Structures

CONTINUATION SHEET

Item number: _____

PAL, Pawtucket, RI 02860
June 2000

Address: 73 Wright Street

Name: House

NR District:

Local District: Kings Highway North Historic District

Neg No.: 15:37

HRS ID No.: 0986

